

40 Edith Street, Sunnybank, Qld 4109



House For Sale

Friday, 29 March 2024

40 Edith Street, Sunnybank, Qld 4109

Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 404 m2

Type: House



John Heng
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JJ Macalino
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Auction

Auction Onsite: 20/04/2024 at 11:30am

Avoiding protracted build times, budget blowouts and the uncertainty of how chosen finishes will come together, we have a BRAND NEW modern, spacious 2-storey family home ready and awaiting your arrival. Nestled in an established pocket, this contemporary home has 5-bedrooms, 4-bathrooms and 2-garages and proudly entrusted to present this first-class, lifestyle abode to the market is John Heng and his team from Ray White. Created using elements to reflect the natural splendour of the environment, this home portrays a harmonious appeal. Welcoming you to this magnificent home, the foyer is grand and executed to an infinite standard with a captivating 5-metre-high voided entrance with bespoke geometric chandelier, and a lavish shiplap wooden feature wall complimenting the alighting staircase. Offering an abundance of liveability, the indoor/outdoor integration is sublime and provides an exceptional standard of living with distinguished finishes and tailored accents making this home the ultimate for those who do not wish to compromise on size or quality. With a supreme location, all the conveniences you could want are in the palm of your hands and include:

- easy access with a short drive 20-minutes to Brisbane's CBD
- walking distance to Pinelands Plaza
- a short drive to Sunnybank's renowned business, shopping, and dining district & Westfield Mount Gravatt
- nearby family friendly lifestyle parklands
- established bus and rail network nearby - Brisbane CBD Express routes 130 & 140 in walking distance

The spacious ground level offers an expansive floorplan and capably blurs the lines of indoor and outdoor living using copious amounts of natural lighting and glass sliding doors that whisk open to seduce you into the alfresco area awaiting. There is also a media room / study and a fifth bedroom with built-in-robe strategically located adjacent to a bathroom allowing a perfect space for guests, multi-generational living, or an independent teenager in the family. Having a profound understanding of cooking, the artisan kitchen is finished to the finest standards. Expect no less with two-tone seamless cabinetry, extensive storage, butler's pantry, gas cooking, only-the-best in quality appliances, two ovens, an elegant window splash-back, double fridge cavity and a kitchen island with breakfast bar and stone countertops. Upstairs, there are four bedrooms - two with ensuite, a retreat for quiet downtime and a luxe family bathroom. The master suite has grand proportions and supports optimal privacy and is equipped with a boutique style ensuite with a 'His & Her's' twin vanity, and a deep soaking bath. The sizeable walk-in-robe will also be hard to surpass. The additional three bedrooms are each generous in size, complete with built-in-robe and provide all the comfort you would expect from a home of this calibre. Features at a glance:

- magnificent - new build on an elevated 404m² parcel of land with a southerly aspect!
- 5 grand sized bedrooms (4 upstairs + 1 downstairs) - master with ensuite and walk-in-robe + additional bedroom with ensuite. All with ceiling fan and either BIR or WIR
- 4 luxurious bathrooms all mirroring the same classic finish - soft grey palette highlighting warm wooden accents, stone counters, and floor to ceiling tiling
- designed with families in mind - multifunctional floorplan with open-plan living and dining opening upon alfresco dining area, media room / study, & upper quarters retreat
- exceptional standard of finishes throughout with ducted air-conditioning, 2.75m high ceilings upstairs and downstairs, square-set cornices, coffered ceiling in living area, downlighting throughout, large format tiles downstairs and timber flooring upstairs
- jaw-dropping voided entry showcasing a timber staircase, shiplap floor to ceiling wooden feature wall, glass balustrade and bespoke geometric chandelier
- double car garage with remote control
- comfortable outdoor entertainment area with ceiling fan overlooking the low maintenance, turfed backyard

Offering a modern architectural design, this family home is complete with timeless appointments and luxury finishes. Contact John Heng 0430 800 208 today for more information or private inspection. Disclaimer: Due to QLD legislation which prohibits a seller or agent from providing a price guide for auction properties, a price guide isn't available. The website possibly filtered this property into a price range for functionality purposes. Any estimates are not provided by the agent and should not be taken as a price guide. Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.